

**Comprehensive Annual Performance Evaluation Report Community Development
City of Frisco Block Grant Program
FY 2005**



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A. INTRODUCTION

The City of Frisco receives Community Development Block Grant (CDBG) funds each year from the federal government through the U.S. Department of Housing and Urban Development (HUD). The Consolidated Annual Performance and Evaluation Report (CAPER) is designed to report on the progress in carrying out the Annual Action Plan. The CAPER is also designed to provide the jurisdiction an opportunity to assess its annual performance in relationship to meeting its overall Consolidated Plan priorities and objectives and to discuss what actions or changes it contemplates as a result of its annual performance. This CAPER reports the accomplishments of the CDBG program year October 1, 2005 – September 30, 2006.

B. GENERAL NARRATIVE

1. Assessment of Consolidated Plan Goals and Objectives

The CDBG programs must address objectives that have been identified in the Consolidated Plan developed through a process that involved citizens' input and opportunity for public comment.

The CAPER provides an overview of the City's efforts and accomplishments in addressing its identified community development needs and priorities during the 2005-2006 program year. A description of activities, programs, and projects that have contributed to achieving the City's community development goals and objectives is given in Section 8.

Housing Objectives

1. Preservation of existing affordable housing stock
 - a. owner-occupied rehab programs in target areas; and
 - b. in support of preserving existing affordable rental housing
2. Further development of workforce housing opportunities for Frisco's low and moderate income families
3. Development of housing opportunities for low-income seniors
4. Support for expansion of the capacity of the Housing Authority to address a broad spectrum of housing issues for low and moderate income families.

Homeless Objectives

1. Continue to support existing transitional homeless support services in the community.
2. Expand the capacity of support services, counseling programs and career development to insulate Frisco residents from homelessness.

Community Development Objectives

1. Focus on development of community facilities, public improvements, public services and economic development
 - a. In target areas
 - b. Directly to low and moderate income families
2. Support Public Services to the maximum allowable cap (15%)

3. Provide for infrastructure improvements in target areas that cannot easily be funded with other funding sources.

Non-Homeless Special Needs Objectives

1. Connect housing resources for the low-income elderly and disabled
2. Support, through public service funding, support services and programs for special needs populations

2. Affirmatively Furthering Fair Housing

A general analysis of impediments to fair housing was conducted during development of the Consolidated Plan in FY2005.

Affordable housing is one of the major barriers to fair housing. By maintaining and increasing the supply of affordable housing, there should be a greater opportunity for the community to become more diversified. Other impediments to fair housing include limited choices and community support. The City of Frisco seeks support from the community to ensure that all housing is safe, decent, and available to all people.

In FY2005 the City of Frisco used both CDBG programs and Housing Trust Fund resources to directly further fair housing by making funds available to low-moderate income households to rehabilitate or to purchase homes. The Owner-Occupied Rehabilitation Program (CDBG funded) and the City of Frisco Down Payment Assistance Program (HTF funded) are designed primarily to increase the housing opportunities for low income persons and assist in the promotion of fair housing.

During this program year, the CDBG housing programs were implemented to assist in overcoming the affordability barriers facing low-income residents. In addition, through the planning and development processes, the Planning Department continues to advocate a balance of new housing types. One example of this is illustrated in the newly updated Comprehensive Plan, which targets to provide incentives to developers who make at least 5% of units affordable in subdivisions in excess of 30 acres.

Through involvement in the community planning processes, the City has continued to educate the community about the need for a variety of affordable housing types. Results can be seen in an increase in discussions regarding new housing developments that include townhomes, mixed-use developments and condominiums.

In support of its efforts to affirmatively further Fair Housing Choice, the Planning Department acts as a resource for fair housing complaints. Over the past year, staff has not received any specific fair housing complaints. The City remains active in attending related training. Concepts learned in training and interactions with the community contribute to a successful move toward affirmatively furthering Fair Housing.

3. Affordable Housing

As the City of Frisco rapidly grows and continues to provide strong amenities such as highly rated schools and recreational facilities. The major barrier to affordable

housing has become is a limited supply of affordable housing combined with high land and construction costs in the new housing market. Since only 5% of the current housing stock was built before 1980, very few low cost homes are for sale in Frisco. What homes are available at lower prices are typically older and in poor condition and/or sell very quickly.

Development costs also discourage the construction of a sufficient number of lower priced homes. The current housing market, combined with City land use regulations and impact fees for residential development, make new affordable housing difficult. These fees are necessary to help pay for the infrastructure costs of the fast growing city. However, such fees can also contribute to a lack of interest by most developers and builders to construct lower priced housing. Additionally, limited multifamily dwellings are being developed that would be considered affordably priced housing. City staff plans to work with the Housing Trust Fund Board over the next year to develop recommendations on unique incentives that might encourage the development of a broad spectrum of housing choices throughout the city.

The City of Frisco works to promote the acceptance of affordable housing and current housing options in the community and continues efforts to maintain a decent supply of affordable housing through the CDBG program. In this program year the City developed and marketed a Owner-Occupied Minor Home Repair Program. The home buyer assistance program offered with Housing Trust Fund resources assisted helped 11 families with the purchase of their first home. In addition, the City has developed new incentive programs to encourage home owners to invest their personal resources in older historic homes in the Historic Downtown neighborhood, a target neighborhood in the CDBG Consolidated Plan. One of the goals of this program is to preserve the existing housing as a source of safe and decent affordable housing.

4. Continuum of Care (Homelessness)

The City has primarily addressed the needs of the homeless through support of subrecipients such as Frisco Family Services, who provides rental and utility assistance to prevent homelessness. City staff has also been active participants in the regional project Collin County Homeless Coalition, which has adopted a Plan to End Chronic Homelessness in Collin County. Through this process the City is participating in and efforts to secure funding for the entire North Texas through the Continuum of Care SuperNOFA.

5. Other Actions

During the 2005-2006 CDBG program year, the City of Frisco took a number of actions related to its Consolidated Plan objectives, described in the following text.

Addressing Obstacles to meeting underserved needs -- Some of the greatest challenges to meeting underserved needs are the ability to provide affordable housing, provide easily accessible public services and transportation. In FY2005, the City has used CDBG funding as well as general revenues to address all three of these major obstacles. First, the City addressed affordable housing through the Owner-occupied rehabilitation programs as well as the City of Frisco Down Payment Assistance

Programs. Second, the City used CDBG funding to make public services more accessible to Frisco residents by providing CDBG public services funds to agencies that are willing to serve Frisco residents in the City limits. Finally, the City used General Revenue funds to support a partnership with CCART, providing public transportation from low-income neighborhoods to jobs, public services and retail services.

Institutional Gaps -- In an effort to eliminate gaps in institutional structures, the City remains actively involved with outside agencies and regional governmental entities. The City coordinates with public service agencies and surrounding communities to address public service needs related to housing activities and the underserved. The City participates with Frisco Community Network, Collin County Services Association and the Collin County Homeless Coalition to maximize resources for the provision of services to the homeless and other at risk low-income households.

Public Housing and Resident Initiatives – In FY2005, the City of Frisco obligated \$34,000 of CDBG funds to support public housing and resident initiatives. The Frisco Housing Authority used \$21,000 of these funds to construct a playground at a new tax credit property, the Preston Trace Apartments. In addition, they plan to use the remaining funds to install wireless internet access in the clubhouse to provide low-income residents with access to the internet for job training and educational opportunities. In addition to the funding for these public facilities, the City of Frisco obligated \$5200 in Public Service funding to support a partnership with between Frisco Housing Authority and the Boys and Girls club to provide after school educational programs at the Preston Trace Clubhouse.

Lead-based paint -- The City of Frisco has had no reported incidents of lead contamination related to the use of lead-based paint and its housing stock. This is mostly due to the relatively young age of the housing stock.

In order to reduce and abate lead-based paint hazards, the City provides information and technical assistance to households receiving assistance under both the Owner-occupied minor repair programs as well as the City of Frisco Down Payment Assistance Program.

Compliance and Monitoring -- Each of the funded public service agencies were monitored over the past year to ensure compliance and technical assistance with the CDBG program and regulations. Quarterly reporting was required from each subrecipient and technical assistance was provided to ensure improved reporting and continued compliance.

Anti-Poverty Strategies -- Because of the high cost of living in this area, there is a lower percentage of families that are living at or below the poverty level. The City of Frisco works actively with the Frisco Housing Authority and Frisco Family Services to monitor the number of families that are seeking assistance and to work to assure those families have access to programs and resources that would improve their financial stability.

Families who do need financial help and/or housing are referred to appropriate housing programs and social service agencies that can provide counseling, shelter and programs to help them become self-sufficient. Staff also coordinates efforts with other organizations to address these issues on a regional level.

6. Leveraging Resources

The City of Frisco is able to provide funding to public service agencies that is used as leverage for obtaining additional funding. In FY 2005, the following funding was leveraged in the awarding of the City of Frisco CDBG funds.

| Program | CDBG Funds Awarded | Funds Leveraged | Total Invested in Need |
|-------------------------------------|---------------------------|------------------------------|-------------------------------|
| Preston Trace Playground and Wiring | \$34,000 | In-kind donations from CISCO | \$34,000 |
| Frisco Family Services | \$20,000 | \$22,295 | \$42,295 |
| CITY House | \$6000 | \$23,000 | \$29,000 |
| Hope's Door | \$3300 | \$8,000 | \$11,300 |
| Frisco Housing Authority/BGCCC | \$5200 | \$3000 | \$8,200 |

7. Citizen Comments

The City of Frisco continues to follow the public participation plan established for all CDBG activities. A notice was published in the local newspaper announcing the availability of the 2005 CAPER for public examination and citizen comment. The public review period began on December 4, 2006 and ran through December 22, 2006. The CAPER document was available on the City's website and at City Hall. No public comments were received during the public comment period. An advertised public hearing was held on December 13, 2006 by the Housing Trust Fund Board.

8. Self Evaluation

This was the first year that the City of Frisco has administered CDBG funded programs. The results of this program year were very positive. Overall the programs are on course to meet the goals established in the Consolidated Plan.

Public Service Funding

This program year the City funded four applications for public service funding. Below is a summary of each of the programs. One significant barrier has been the regional nature of some of the agencies that serve Frisco. Many of the agencies serve the entire county, and therefore only a portion of the clients are Frisco residents. This, and the unpredictability of the demand from only Frisco residents, limits the funding that can be

provided. Ensuring timeliness of spending was also a challenge for some agencies. This was mostly due to the time need to get programs in place during this first year of funding.

Frisco Family Services -- Frisco Family Services was awarded \$20,000 in funding to operate assist in the implementation of their BASIC program. Specifically, the \$20,000 assisted the agency in hiring a bilingual social worker that assisted low-income households with emergency rent and utility assistance. The goal of this program is to provide short term assistance to families in need, to get them through hard times and prevent them from becoming homeless. This year the program assisted **1639** people and spent the entire \$20,000 grant award.

Consolidated Plan Goals:

Homeless Needs Objective 2: Expand the capacity of support services, counseling programs and career development to insulate Frisco residents from homelessness

Community Development Objective 2: Support public services to the maximum allowable cap

Collin Intervention to Youth -- CITY House operates a variety of programs which target at risk youth including a shelter and counseling program for abused and troubled youth. In FY2005, CITY House developed counseling programs at Frisco High School and the Opportunity Center located on Walnut Street. Due to their first year of funding in Frisco, there was a delay in spending all of the funds which CITY House worked to establish new programs in these schools. In FY2006, CITY House is targeting to spend the rest of the funding by expanding to additional High Schools and Middle Schools in Frisco that have expressed a need for their services. The program was awarded \$6,000 to support the counseling for at-risk Frisco youth. This year the program assisted **77** students from Frisco ISD utilizing \$1,360 of the grant.

Consolidated Plan Goals:

Non-Homeless Special Needs Objective 2: Support, through Public Service funding, support services and programs for special needs populations

Community Development Objective 2: Support public services to the maximum allowable cap

Hope's Door -- Hope's Door operates a woman's shelter and counseling program for domestic violence. The program was awarded \$3,300 to assist with rent and utility expense related to the Frisco residents that were served in through their crisis hotline or shelter. This year the program assisted **108** households from Frisco and spent \$3,300 of the grant.

Consolidated Plan Goals:

Non-Homeless Special Needs Objective 2: Support, through Public Service funding, support services and programs for special needs populations.

Homeless Needs Objective 2: Expand the capacity of support services, counseling programs and career development to insulate Frisco residents from

homelessness.

Community Development Objective 2: Support public services to the maximum allowable cap.

Frisco Housing Authority/Boys and Girls Club of Collin County – In FY2005, the Frisco Housing Authority partnered with the Boys and Girls Club of Collin County to provide free after school educational programming to the residents of the Preston Trace Apartments and the Frisco Housing Authority. This free program has two goals, first to provide a supportive care program for children of low-income households to attend after school, receiving tutoring and other educational assistance. Second, to support the ability of low-income families to work without the burden of after school child care costs. The program was started in the summer of 2006 and continues to operate serving about 8 to 12 elementary aged school children per day. This year the program assisted **12** residents from Frisco and spent \$4686 of the grant. The remaining \$514 will be spent in the first quarter of FY2006.

Consolidated Plan Goals:

Community Development Objective 2: Support public services to the maximum allowable cap

Housing Objective 4: Support expansion of the capacity of the Housing Authority to address a broad spectrum of housing issues for low and moderate income families.

Non-Homeless Special Needs Objective 2: Support, through Public Service funding, support services and programs for special needs populations.

Public Facilities Funding

Frisco Housing Authority/Preston Trace Apartments -- In the FY2005 Action Plan, the City of Frisco awarded \$34,000 to the Frisco Housing Authority for the purpose of developing a playground and installing wireless internet equipment at the Preston Trace Apartments, a LIHTC property. Due to construction delays at the Preston Trace apartments and a slower than expected rent up period, the wireless internet equipment installation project has been moved to early 2007. The playground was installed in the Summer of 2006. Approximately, **55** residents of the Preston Trace apartments (as of September 2006) are served by this playground as well as the surrounding neighborhood. As of September 30, 2006, \$21,605 of this grant had been expended. The remainder is expected to be expended by the end of the 2nd Quarter in FY2006.

Consolidated Plan Goals:

Housing Objective 1: Preservation of the existing affordable housing stock by preserving existing affordable rental housing.

Housing Objective 4: Support expansion of the capacity of the Housing Authority to address a broad spectrum of housing issues for low and moderate income families.

Homeless Needs Objective 2: Expand the capacity of support services,

counseling programs and career development to insulate Frisco residents from homelessness.

C. CDBG Narrative and Accomplishments

1. Assessment of Use of Funds

The activities funded from the CDBG program for 2005 - 2006 corresponded directly to activities budgeted in the Annual Action Plan and the goals of the Consolidated Plan. Throughout the year, changes were made to the anticipated CDBG allocations outlined in the Annual Action Plan to meet program demands. Funds that were not spend by September 30, 2005 have been carried forward into FY2006 and with the exception of the Owner-Occupied Rehabilitation Program, all FY2005 funds should be spent in the first two quarters of FY2006. The results are summarized below:

| Program | Budget | Actual | Carryover | % Budget Used |
|-------------------------------------|------------------|--------------------|---------------------|----------------------|
| Administration | \$46,008 | \$4854.56 | \$41,153.44 | 10.5% |
| Owner Occupied Assistance | \$115,532 | \$0 | \$115,532 | 0% |
| Preston Trace Playground and Wiring | \$34,000 | \$21,605.88 | \$12,394.12 | 63.5% |
| Frisco Family Services | \$20,000 | \$20,000 | \$0 | 100% |
| CITY House | \$6000 | \$1360 | \$4,640 | 23% |
| Hope's Door | \$3300 | \$3300 | \$0 | 100% |
| Frisco Housing Authority/BGCCC | \$5200 | \$4686.29 | \$513.71 | 90% |
| <i>Total</i> | <i>\$230,040</i> | <i>\$55,806.73</i> | <i>\$174,233.27</i> | <i>25%</i> |

2. Nature and Reasons for Changes in Program Objectives

During this program year, no changes were made to the Community Development Block Grant Program objectives identified in the Consolidated Plan.

3. Assessment of Performance on Consolidated Plan

This section of the FY 2005 CAPER assesses the City's efforts in carrying out the planned actions described in the plan as part of the City's certification that it will follow an adopted and HUD approved Consolidated Plan. The items below are outlined to highlight that the City of Frisco has endeavored to implement all planned actions and strategies.

In accordance with the FY 2005-2009 Consolidated Plan, the City of Frisco has:

- Followed an adopted and HUD-approved Citizen Participation Plan;

- Implemented all activities, programs and projects in accordance with all applicable local, State and Federal laws;
- Used all CDBG funds exclusively for the **three national objectives** and complied with the **overall LMI persons requirement**; and
- Followed **anti-displacement** policies and complied with the requirements of the Uniform Relocation Act and Section 104(d).
- During this program year, the City **pursued all resources** as identified in the FY2005 Action Plan. In this start up year, the City has to funded most of the staff and administrative costs associated with implementing the program.
- There were no requests for **certifications of consistency** for HUD programs during this program year.
- The City did not take any actions that **hindered implementation of the Consolidated Plan**.

In the 2005-2009 Consolidated Plan, the City identified the resources that could be pursued during the period covered by the plan. To date, every effort has been engaged to secure all non-housing resources available to the community.

4. Performance Measurement System (need to adjust for HUD requirements)

The community is not using a local performance measurement system, but intends to develop and implement such a system in coordination with the new proposed federal Performance Measurement System in the 2007 revisions to its Consolidated Plan.

D. Geographic Distribution

The City of Frisco has targeted two low-income neighborhoods to be the primary focus implementation of the CDBG programs. They are listed below. All CDBG funds which were not provide as a direct benefit to an LMI person, were expended in one of these two neighborhoods:

- *Target Area 6:* The historic downtown area, defined by the Old Town Zoning designation, which includes all of the City's public housing units; and
- *Target Area 7:* Preston Trace area north of the municipal complex to the Preston Manor subdivision.